003.0	0004	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	919,200 /	919,200
USE VALUE:	919,200 /	919,200
ASSESSED:	919,200 /	919,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OCONNOR ROBERT P & ELAINE M
Owner 2:	TRS/ 51 VARNUM ST RLTY TRUST
Owner 3:	
Street 1:	51 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OCONNOR ROBERT P-ELAINE M -
Owner 2:	-
Street 1:	51 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2450 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	464,200	200	454,800	919,200
Total Card	0.114	464,200	200	454,800	919,200
Total Parcel	0.114	464,200	200	454,800	919,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.18 | /Parcel: 375.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 3114
GIS Ref:
GIS Ref:
Insp Date: 10/27/17

!310!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,500	200	4,950.	454,800	919,500	919,500	Year End Roll	12/18/2019
2019	104	FV	360,200	200	4,950.	483,200	843,600	843,600	Year End Roll	1/3/2019
2018	104	FV	360,200	200	4,950.	352,500	712,900	712,900	Year End Roll	12/20/2017
2017	104	FV	316,900	0	4,950.	307,000	623,900	623,900	Year End Roll	1/3/2017
2016	104	FV	316,900	0	4,950.	261,500	578,400	578,400	Year End	1/4/2016
2015	104	FV	282,800	0	4,950.	255,800	538,600	538,600	Year End Roll	12/11/2014
2014	104	FV	282,800	0	4,950.	210,300	493,100	493,100	Year End Roll	12/16/2013
2013	104	FV	294,100	0	4,950.	200,100	494,200	494,200		12/13/2012

PRINT

Date	Time
12/10/20	16:07:44

LAST REV

Date	Time
10/30/17	14:43:28
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR ROBERT	55303-228		9/2/2010	Convenience	10	No	No		
	11754-721		10/20/1969		32,300	No	No		N

USER DEFINED

Prior Id # 1:	3114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Inspected	PH	Patrick H
8/31/2017	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	345	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13298059
Const Adj.:	0.97026420
Adj $ / SQ:	186.879
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630745
Depreciation:	166517
Depreciated Total:	464228

COMMENTS

SUMP PUMP. UAT=ELECTRIC HEAT, 2 BRs/NO CLOSETS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	5	2	1
Totals			
2	12	5	

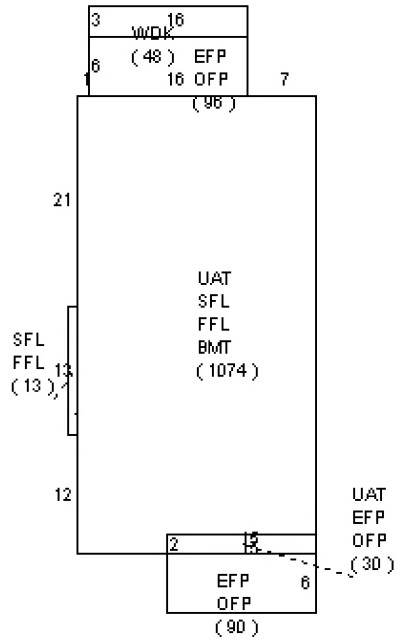
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.88
Special Features:	0	Val/Su Net:	115.93
Final Total:	464200	Val/Su SzAd	213.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,087	186.880	203,138
SFL	Second Floor	1,087	186.880	203,138
BMT	Basement	1,074	56.060	60,213
UAT	Upper Attic	276	130.820	36,105
EFP	Enclos Porch	216	38.640	8,347
OFP	Open Porch	216	23.420	5,059
WDK	Deck	48	15.520	745
	Net Sketched Area:	4,004	Total:	516,745
Size Ad	2174	Gross Are	4832	FinArea 2450

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X6	A	AV	1960	0.00	T	40	104						
19	Patio	D	Y	1	8X8	A	FR	1980	6.00	T	39	104			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200

IMAGE

AssessPro Patriot Properties, Inc